

Planning and Zoning Commission  
April 23, 2014

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, April 23, 2014 at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman  
Betty Jefferson, Vice Chairman  
Rick Keeler  
Bonney Ramsey  
Mary Lou Shipley  
Anthony Mottla

Member Absent: Melissa Ballard

Others Present: Clyde Melick, Director of Planning  
Amber Villarreal, Assistant City Secretary  
Steve Chapman, City Attorney  
Kevin Strength, Council Representative

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Chairman Jim Cooper called the meeting to order and gave the invocation.

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**Mrs. Bonney Ramsey moved to approve the minutes of the Planning & Zoning Commission regular meeting of April 9, 2014.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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Chairman Jim Cooper opened the Public Hearing on a request by Sherry Johnson, for a Site Plan approval within a Planned Development-44-General Retail (PD-44-GR) Zoning District to enclose patio located at 100 Professional Place, being 0.469 acres, Lot 1, Block A, Chapman Plaza - Owner: Barry R. & Caryn G. Moore (ZA 2014-08).

Ms. Sherry Johnson, 900 Winding Creek Trail, Oak Leaf, Texas, requested approval to enclose the existing car port to be used for exam rooms in a medical office. She noted two additional parking spaces will be added.

Planning Director Clyde Melick presented the following Staff Comments:

- 1) Applicant is requesting a revised site plan to enclose two parking areas that are currently a car port
- 2) This extension's eaves will encroach into the building line, this is allowed
- 3) This expansion requires six parking areas, there are five existing
- 4) The trees that were put in with the original site plan should be replaced
- 5) Applicant to correct Site Plan and resubmit to Planning Department for filing

Mr. Melick noted trees will be needed along Brown Street and Mrs. Bonney Ramsey suggested using crape myrtles.

Mr. Barry Moore, 4 Sargent Place, Waxahachie, current building owner, noted the building was built in 2004 and leyland cypress trees were used in the original landscaping, but they died in the drought about 3 years ago.

There being no others to speak for or against ZA 2014-08, Chairman Cooper closed the Public Hearing.

**Vice Chairman Betty Jefferson moved to approve the request by Sherry Johnson, for a Site Plan approval within a Planned Development-44-General Retail (PD-44-GR) Zoning District to enclose patio located at 100 Professional Place, being 0.469 acres, Lot 1, Block A, Chapman Plaza - Owner: Barry R. & Caryn G. Moore (ZA 2014-08), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

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Chairman Jim Cooper opened the Public Hearing on a request by Josh Millsap, Bury Inc., for a Site Plan approval and Specific Use Permit within a Planned Development-58-General Retail (PD-58-GR) Zoning District to expand existing HEB grocery store located at 800 N. Hwy. 77, being Lot 1, Block A, 12.111 acres in the H.E. Butt Addition– Owner: Todd Kimling (ZA 2014-09).

Josh Millsap, 5310 Harvest Hill Rd., Dallas, Texas, requested site plan and specific use permit approval for the expansion of the existing HEB grocery store. He noted the request includes variances on landscaping and façade requirements due to site constraints. He referenced the expansion on the north side of the building noting the pharmacy entrance will be relocated. The expansion will be about 30,000 sf and will include adding a new produce loading dock behind the existing retail. He noted the drive realignment will eliminate about 15 parking spaces; however, additional parking will be added to the back where there is currently existing grass. He noted the north façade was revised based on staff comments. The outside display will be in the center of the front of the building. Mr. Millsap noted bicycle parking will be onsite.

Planning Director Clyde Melick reviewed the following Staff Comments:

- 1) Applicant requests approval of site plan to expand HEB grocery store, and approval of Specific Use Permit for a grocery store
- 2) Original drainage assumed “C” factor of 0.8 per site, therefor no additional drainage infrastructure needed
- 3) Although landscape plan does not meet our specifications, there is adequate landscaping added to amend the landscape plan, to also accommodate the additional parking that is needed.
- 4) Articulation requirement is not met, given the constraints of the existing site, they have provided windows and awnings on the north side to provide visual articulation

- 5) Some bicycle parking should be included in this update
- 6) Within 30 days of approval by City Council, applicant to provide City Building and Development Department with five complete corrected copies of Site Plan

Ms. Shipley inquired about additional checkout stands and HEB Store Manager Bruce Blazes noted 3 additional checkout stands will be added and they will all be shifting to the left, closer to the pharmacy.

There being no others to speak for or against ZA 2014-09, Chairman Cooper closed the Public Hearing.

**Mrs. Bonney Ramsey moved to approve the request by Josh Millsap, Bury Inc., for a Site Plan approval and Specific Use Permit within a Planned Development-58-General Retail (PD-58-GR) Zoning District to expand existing HEB grocery store located at 800 N. Hwy. 77, being Lot 1, Block A, 12.111 acres in the H.E. Butt Addition– Owner: Todd Kimling (ZA 2014-09), subject to Staff Comments.** Ms. Mary Lou Shipley seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Rob Baldwin, Baldwin Associates, for a Site Plan approval and Specific Use Permit within a Planned Development (PD) Zoning District to build a skilled nursing facility to be located on Country Meadows Boulevard– Owner: WCE 2013 Charitable Remainder Unitrust (ZA 2014-07). Chairman Cooper announced he received a notice from the Applicant requesting to postpone the hearing until the next Commission meeting.

**Vice Chairman Betty Jefferson moved to continue the Public Hearing on a request by Rob Baldwin, Baldwin Associates, for a Site Plan approval and Specific Use Permit within a Planned Development (PD) Zoning District to build a skilled nursing facility to be located on Country Meadows Boulevard– Owner: WCE 2013 Charitable Remainder Unitrust (ZA 2014-07) to the Planning and Zoning Commission meeting of May 14, 2014.** Ms. Mary Lou Shipley seconded, **All Ayes.**

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Chairman Jim Cooper announced the applicant has requested the Preliminary Plat of Lot 1, Block A, Country Meadows being a 7.6393 acre addition in the Henri Levy Survey, Abstract No. 629-Owner: WCE 2013 Charitable Remainder Unitrust (PLM 2014-08) be postponed to the May 14, 2014 meeting.

**Vice Chairman Betty Jefferson moved to postpone the Preliminary Plat of Lot 1, Block A, Country Meadows being a 7.6393 acre addition in the Henri Levy Survey, Abstract No. 629-Owner: WCE 2013 Charitable Remainder Unitrust (PLM 2014-08) to the May 14, 2014 meeting.** Ms. Mary Lou Shipley seconded, **All Ayes.**

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Kars Tamminga, P.O. Box 1069, Waxahachie, Texas, requested approval of the Final Plat of Tamminga Farms being a 30.861 acres addition (11 residential lots) in the G.W. Keen Survey, Abstract No. 603 in the ETJ-Owner: Kars Tamminga (FP 2014-11). He noted the preliminary plat was approved by city council and Ellis County.

Mr. Clyde Melick, Director of Planning, reviewed the following Staff Comments:

- 1) The distance calls for legs 3 and 4 of the field notes don't match the distance calls shown on the plat exhibit.
- 2) Several corner or witness monuments are called for in the field notes and not shown on plat; or vice-versa
- 3) The drainage plan has a note indicating Buena Vista Bethal Water Supply Co. has easements affecting this tract, but none are shown.
- 4) The Owner's Certificate is notarized as if the owner signed the plat; but the owner did not sign the plat.
- 5) Offsite drainage areas are shown, but no areas or run-off calculations are provided.
- 6) A note regarding lot to lot drainage references a drainage swale detail that was not provided.
- 7) Culvert table: the lot driveway culverts seem too big; but there is no calculation information shown to verify
- 8) Applicant to submit twelve (12) corrected copies and mylars with original signatures within thirty (30) days of City Council approval

**Mr. Anthony Mottla moved to approve the Final Plat of Tamminga Farms being a 30.861 acres addition (11 residential lots) in the G.W. Keen Survey, Abstract No. 603 in the ETJ-Owner: Kars Tamminga (FP 2014-11), subject to Staff Comments.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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**Citizens' Petitions and Requests**

Mayor Pro Tem Kevin Strength inquired about the HEB expansion projected completion date and Mr. Blazes noted they have a target date of November 25, 2014, but they are working hard to be completed by November 7, 2014.

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There being no further business, the meeting adjourned at 4:56 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary